

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 2, 2025, in order to place you on the Wednesday, May 7, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	LIGHT YEARS AHEAD ACADEMY - PRE-APPLICATION	PROJ #: 25-80000045
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/25	
RELATED NAMES:	EP ANITA RAMNARAYAN	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	14-21-29-501-0A00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A KINDERGARTEN ON 0.57 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF LORAIN DR AND DOUGLAS AVE	
NO OF ACRES	0.57	
BCC DISTRICT	3 - CONSTANTINE	
CURRENT ZONING	R-1	
LOCATION	SOUTHWEST CORNER OF LORAIN DR AND DOUGLAS AVE	
FUTURE LAND USE	LDR	
APPLICANT:	CONSULTANT:	
ANITA RAMNARAYAN XENA PROPERTY GROUP 748 BROOKS FIELD DR WINTER GARDEN FL 34787 (516) 770-5286 ANITAMRAMNARAYAN@GMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Low Density Residential (LDR) Future Land Use and an R-1 (Single Family Dwelling) zoning classification.
- On February 16, 1970, a Special Exception was granted (project # BA2-16-70SE) for a daycare. Since the use of a daycare still exists, the Special Exception remains valid and in effect.
- The addition of the kindergarten will require the existing Special Exception to be amended. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.
- The subject site is located within the City of Altamonte Springs utility service area. Please contact the City at (407) 571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting the Special Exception application with the County.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division Jay Hamm	The proposed use of the portion of the building for kindergarten will require a change of occupancy classification to Educational (Group E) in accordance with Florida Building Code Section 305.1. As a result, the building must comply with the requirements for a mixed-use occupancy, including all applicable life safety provisions and other design and construction elements outlined in the Florida Building Code, including but not limited to Chapters 3, 4 (Section 466), and applicable fire protection and egress requirements.
2	Building Division Jay Hamm	Change of use permits require an application through the building department. Supporting documentation include life safety plan of proposed use(s), construction plans if needed. This change of use may drive construction requirements to meet FBC/NFPA to include restroom/sanitary and accessibility requirements. No action required at this time.
3	Comprehensive Planning David German	Future Land Use of LDR (Low Density Residential) permits the proposed usage with a special exception.
4	Comprehensive Planning David German	Site is surrounded by City of Altamonte Springs and located in the Altamonte Springs utility area. Annexation of the site into Altamonte Springs may be an option. The County recommends the property owner reach out to the City regarding this.
5	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.
6	Planning and Development Hilary Padin	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
7	Planning and Development Hilary Padin	The building setbacks for the R-1 zoning district are: front - 25 feet, side yard - 7.5 feet, and side street - 15 feet.
8	Planning and Development Hilary Padin	The addition of the kindergarten will require the existing Special Exception to be amended. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC). https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml
9	Planning and Development Hilary Padin	The subject property is adjacent to the City of Altamonte Springs. Seminole County will provide an intergovernmental notice to the adjacent city.

10	Planning and Development Hilary Padin	Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, you must conduct a community meeting in compliance with Seminole County Land Development Code Section 30.3.5.3. The community meeting shall be held at least 20 days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. You will need to prepare a flyer that you will send out to the community in compliance with Section 30.3.4.2(e). Prior to sending out the flyer, please provide the project manager with a draft to approve before mailing them out. During the meeting, you will be required to have a sign in sheet for the public and take minutes, which you will provide to the project manager after the meeting. See the link for additional information: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
11	Planning and Development Hilary Padin	On February 16, 1970, a Special Exception was granted (project # BA2-16-70SE) for a daycare. Since the use of a daycare still exists, the Special Exception remains valid and in effect.
12	Planning and Development Hilary Padin	The subject property has a Low Density Residential (LDR) Future Land Use and an R-1 (Single Family Dwelling) zoning classification.
13	Planning and Development Hilary Padin	The subject site is located within the City of Altamonte Springs utility service area. Please contact the City at (407) 571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting the Special Exception application with the County.
14	Public Safety - Fire Marshal Brenda Paz	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.
15	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.
16	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.
17	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1.
18	Public Safety - Fire Marshal Brenda Paz	Access to gated Sites shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.
19	Public Safety - Fire Marshal Brenda Paz	Additional comments may be generated after an actual site plan is submitted for review.

20	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
21	Public Works - Engineering Jennifer Goff	Currently there are no plans for additional footprint on the site. Should this change a site plan would needed.
22	Public Works - Engineering Jennifer Goff	Currently there is nothing to show an increase to traffic flow to the site. Should you repave and restripe all requirements for ADA spaces would have to be met.
23	Public Works - Engineering Jennifer Goff	The parking off Lorraine in the right of way would not be allowed as currently used.
24	Public Works - Engineering Jennifer Goff	There does not appear to be any onsite drainage. Water quality retention onsite would be required.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz bpaz@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org